

Eckington Civic Association
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Zoning Commission
District of Columbia Office of Zoning
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Washington, DC 20001

May 16, 2006

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Committees

Charlene McCullers

Chair, Beautification

Beth Toland

Chair, Communications

Upon recommendation from the Eckington Civic Association ("ECA") Economic Development Committee, ECA voted unanimously yesterday to endorse CSX Realty Development Corporation and FF Realty, LLC's ("The Development Team") application for a Planned Unit Development for a 4.3 acre site at Eckington Place and Harry Thomas Way, NE, hereinafter referred to as the Capital Commerce Center.

The Development Team has formally met with ECA on three occasions and has been in touch with ECA leadership throughout the past ten months. ECA is pleased with the overall site design plan. ECA is also pleased with the Development Team's outreach to ECA and to the ANC. The Development Team heard a number of concerns raised by the community and has come back a revised plan that has responded to those concerns.

J.T. Engelhardt

Co-Chair, Economic Development

Steve Rynecki

Co-Chair, Economic Development

ECA's Economic Development Committee endorses this application because rezoning the site from M to C-3-C is an appropriate use of that site given its proximity to a Metrorail station that did not exist until November 2004. This new Metrorail station provides a clear impetus for rethinking the zoning in the immediate area of the metro station so as to allow for more transit-oriented business, commercial, and residential development in which a much more walkable community should be encouraged to flourish. This application for a zoning map amendment represents a large step towards that sensible goal.

Jean Larkin

Co-Chair, Health and Public Safety

As part of the PUD process, a public amenities package discussion was initiated by the Development Team and discussed with stakeholders in the immediate community, including the ANC Commissioner for Single Member District 5C-02, ECA, representatives for The Harry Thomas Recreation Center, and representatives for McKinley Technology High School. ECA is satisfied with the Public Amenities Package from the Development Team.

Tom Usselman

Co-Chair, Health and Public Safety

We ask that you join us in supporting this PUD Application for the zoning map amendment at the Capital Commerce Center.

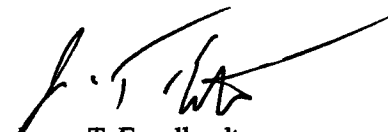
Karen Alston

Chair, Social

Sincerely,



Eartha Isaac
President



James T. Engelhardt
Economic Development
Committee Co-Chair



Stephen Rynecki
Economic Development
Committee Co-Chair

ZONING COMMISSION
District of Columbia
CASE NO. 05-23
EXHIBIT NO. 21
ZONING COMMISSION
District of Columbia
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